



ATTACHMENT 04  
SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)



Date: October 26, 2015

To: Brandi Cummings, Project Planner

From: Tim Tomlinson, Development Services

Subject: **Public Works Comments on DRC2015-00048, Robinson MUP, Kip Ln., Palo Mesa, APN 075-281-007**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

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**Public Works Comments:**

- A. The proposed project is within the South County Area 1 Road Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.
- B. The proposed project is within a drainage review area for Bluff Top dwellings on the Nipomo Mesa. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 of the Land Use Ordinance prior to future submittal of development permits.
- C. The project appears to not meet the applicability criteria for a Storm Water Management (it will retain all of its run-off on site). Therefore no Storm Water Control Plan is required.

**Recommended Project Conditions of Approval:**

**Fees**

- 1. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the South County Area 2 Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits.

**Drainage**

- 2. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of

the Land Use Ordinance. All drainage must be retained on-site and the design of the basin shall be approved by the Department of Public Works.

3. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
4. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.



**Re: DRC2015-00048 ROBINSON, NORTH COUNTY E-Referral, MUP  
(Arroyo Grande)**

**Michael Stoker** to: Brandi Cummings  
Cc: Cheryl Journey, Martin Mofield, Charles Moloney

10/22/2015 01:44 PM

Brandi,

Please find the building departments comments for DRC2015-00048 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a new secondary dwelling unit of 1200 sq. ft, with an attached garage of 960 sq. ft, a covered entry of 87 sq. ft, and deck of 208 sq. ft. The project shall comply with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

- 1) Construction shall comply with the 2013 California Residential Code.
- 2) The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
- 3) Provide details for the stairs, handrails, and guardrails that comply with the California Residential code.
- 4) Provide notes on the plans for the 'egress' windows to verify compliance with the California Residential code.
- 5) Provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design
- 6) Provide electrical plans with notes to show the location of the main electrical panel, sub-panels, receptacles, lights, switches, and smoke detectors and Co alarms to verify compliance with the 2013 California Electrical Code.
- 7) Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines will all need to comply with the 2013 California Plumbing Code.
- 8) The wildland urban interface requirements will need to be clearly identified on the plans to verify compliance with CRC R327.
- 9) Energy calculation will need to be submitted to verify compliance with the 2013 California Energy Code.
- 10) The plans will need show compliance with the 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
- 11) Fire sprinklers will be required for this project and will need to be submitted under a separate permit application. Provide plans showing the design and layout for the sprinkler

system.

Thanks

Michael Stoker  
Building Division Supervisor, CASp  
805.781.1543



Mail for PL\_Referrals Group

San Luis Obispo County Planning & B...

10/22/2015 10:25:48 AM

From: Mail for PL\_Referrals Group  
To: Cheryl Journey/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings, Michael Stoker/Planning/COSLO@Wings, Charles Moloney/Planning/COSLO@Wings, Martin Mofield/Planning/COSLO@Wings  
Date: 10/22/2015 10:25 AM  
Subject: DRC2015-00048 ROBINSON, NORTH COUNTY E-Referral, MUP (Arroyo Grande)  
Sent by: Teresa Ditmars

**San Luis Obispo County  
Planning & Building Department**

**DRC2015-00048 ROBINSON, NORTH COUNTY E -Referral, MUP (Arroyo Grande)**

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This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

**Please comment on all issues that you see may be associated with this project.**

Please respond to this referral within 14 days of receiving this e-mail.

**Community Advisory Groups, please respond within 60 days of receiving this e-mail.**

Direct your comments to the planner, Brandi Cummings, 805-781-1006, [mcummings@co.slo.ca.us](mailto:mcummings@co.slo.ca.us)

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**Community Advisory Groups:** You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

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[Direct Link to ROBINSON referral package.](#)

Link to webpage for all referral packages: <http://www.slocounty.ca.gov/planning/referrals.htm>

Web-Page Referral Form

Date: 10/21/2015

Planner: Brandi Cummings

Applicant Name: Robinson

Case Number: DRC2015-00048

Project Description: MUP

APN(s): 075-281-007

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**Referral Response:**

As part of your response to this referral, please answer the following questions. You may also choose to respond that you have no comments regarding the proposal.

**Agencies:**

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

**Community Advisory Groups:**

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Please make any other comments regarding the proposal.

Thank you,

Donna Hawkins  
Current Planning  
805/788-2009  
dhawkins@co.slo.ca.us